



**City Council
Special Meeting Minutes
June 24, 2020 @ 6:00 p.m.
Trinity City Hall Annex
Trinity, NC**

Members Present: Mayor, Richard McNabb; **Council members:** Bob Hicks, Tommy Johnson, Steve Lawing, and Don Payne.

Member absent: Jack Carico

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit, City Clerk, Annette deRuyter.

Welcome

Mayor McNabb welcomed those present and called the meeting to order at 6:00 pm.

I. Adoption of 2020-2021 Budget.

Mayor McNabb opened this Item and called on City Manager, Debbie Hinson for discussion.

Manager Hinson advised Council a Public Hearing was held at the last Council meeting on June 8, 2020. The Budget was approved but could not be adopted at the same meeting to allow the residents a chance to review the budget.

A motion was made by Council member Payne to adopt the 2020-2021 Budget as presented at the June 8, 2020 meeting. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Carico absent.

II. Council to consider entering an Economic Development Incentives Contract for Building Reuse Grant

Mayor McNabb opened this Item and called on Crystal Gettys from Randolph County Economic Development for presentation.

Ms. Gettys shared with Council the following:

- Jerry's Art-A-Rama is based in Raleigh with a retail located in Raleigh and Greensboro, NC. They provide art supplies worldwide.
- Due to the increase in craft activity (possibly from COVID-19) their art manufactures cannot keep up with the demand. The owners of Jerry's Art-A- Rama decided to create a subsidiary company MG Art Products LLC to manufacture paint and frames to sale to their art supply store.
- They will be mixing paints and dispensing them into small tubes. They will also be making frames in the back part of the building.
- They also own a real estate company Goldstein Brothers Realty who will be purchasing the building and leasing it back to MG Art Supply, LLC.
- The building is under contract and they are going through their due diligence period.
- They have had an environmental company and general contractor out to look over the building.
- Estimated renovations are currently at \$1,143,000 and may exceed that amount.
- Commerce will only fund ½ of a project not to exceed \$450,000. A local match of 5% is required by the local government, in this case not to exceed \$22,500, which would be a split with the county.
- If all moves forward their plans are to be operational by the 4th quarter of this year.
- The Building Reuse Grant is for 18 months with a 6-month period to retain jobs. Over the two-year period of the grant, the company plans to create 22 new jobs with an anticipated 43 jobs within five years.

The property is located at 6022 Lois Lane in Trinity, NC.

Mayor McNabb opened the Public Hearing at 6:15 pm.

With no one speaking for or against this item, Mayor McNabb closed the Public Hearing at 6:15pm.

After Council discussion, *a motion was made by Council member Payne to approve the Economic Development Incentives Contract for Building Reuse Grant as presented. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Carico absent.*

III. Business from City Manager and Staff

A. Current Year Budget Amendments

Mayor McNabb opened this Item and called on Manager Hinson.

Ms. Hinson referenced the Budget Amendments that were placed at Council's seat.

After a brief review of the amendments, *a motion was made by Council member Hicks to approve the Budget Amendments as presented. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Carico absent.*

IV. Business from Mayor and Council

Mayor McNabb opened this Item and asked if there was any business from Council.

None

V. Adjournment

With no other business to discuss, *a motion was made by Council member Payne to adjourn the June 24, 2020 Special Called Meeting at 6:20 pm. The motion was seconded by Council member Lawing and approved by 4 ayes and 0 nays with Council member Carico absent.*